From: Jenna Kay
To: Cnty 2025 Comp Plan; Jeffrey Delapena
Subject: FW: THANK YOU FOR YOUR CHANGE OF HEART ON CAMAS" PLAN FOR SPRAWL
Date: Monday, October 12, 2026 8:10:14 AM
Attachments: image001.png

For the record

From: Randal Friedman <randal@camasearthdaysociety.com>
Sent: Thursday, October 8, 2026 3:35 PM
To: Sue Marshall <Sue.Marshall@clark.wa.gov>
Cc: Molly <molly@camasearthdaysociety.com>; Glen DeWillie <glen@camasearthdaysociety.com>; Denis Hayes <denis@denishayes.com>; Alan Peters <APeters@cityofcamas.us>; Jenna Kay <Jenna.Kay@clark.wa.gov>; Heidi Cody <heidi@waconservationaction.org>; Ann Foster <annfoster5093@gmail.com>; Don Steinke <crvancouverusa@gmail.com>; Caroline Mercury <camaswamillinfo@downtowncamas.com>; Carrie Schulstad <director@downtowncamas.com>; mady.lyon@ecy.wa.gov; Nan Henriksen <nannow@lycanon.org>; Ellen Burton <ellenburton1@yahoo.com>
Subject: THANK YOU FOR YOUR CHANGE OF HEART ON CAMAS' PLAN FOR SPRAWL

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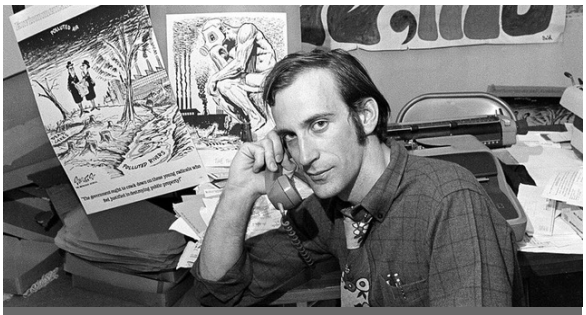
Chair Marshall — Randal Friedman on behalf of the Camas Earth Day Society (CEDS). CEDS thanks the Council for listening to the concerns of many, including ourselves, in reversing your approval of 1,200 housing units and adding the Nevin property to Camas' UGA. We acknowledge the hard work of the Friends of Clark County, Washington Conservation Action and many others that helped make this happen. While CEDS applauds this action, our concern remains that the EIS's lack of meaningful indirect Impact analysis remains in the record. Beyond those expressed in our DEIS comments and Mill District Plan, these comments support the Council's denial action. We also offer thoughts on issues likely created through upgrade of lower Crown Road.

We were asked at the final public hearing to hold up the perfect sign. This picture shows it at an appropriate locale. The pad-locked, barb-wired North Gate access to the shuttered Kraft Pulp Mill foretell Camas' current destiny. The buildings may come down, but not the foundations and a cleanup beyond industrial. This is hardly working for our kid's future.

Your action is a step towards making Camas' future not one of continued sprawl, but one of smart downtown growth after the mill property's proper remediation.

CEDS exists to acknowledge and honor the legacy of Camas and Clark County to Earth Day's creation. Denis Hayes grew up the son of a Camas Mill worker. His childhood was one of

observing fish kills, clear cutting forests to wasteland, and pollution so thick they always had a sore throats. Out of this childhood he was called to be the National Director of the effort which created the first Earth Day. He then took it worldwide. It is the largest secular event in the world. You can read about it here.



Denis Hayes, one of Earth Day's founders 50 years ago, reflects
news.harvard.edu

Earth Day created simple principles to live by: clean land, clean water and clean air. These are our oxygen. We believe Earth Day's legacy should return back to its Camas root and show a future pathway respective of these principles. In this light, the inclusion of the Nevin property was incompatible with Earth Day's basic principles.

Our EIS comments, as well as the Mill District Plan, speak to a different path. The concept is simple: as hundreds of acres of mill property are properly planned for remediation, that land is added to the vacant lands inventory. It is available in the future for what the MTCA calls "future social use."

Alternatively there's a future where Camas, courtesy of Koch Industries, exists with a large brownfield next to its Historic Downtown. History has not been kind to towns facing this situation.

Your action on the Nevin property has stopped sprawl in its tracks. What would have been the inevitable bulldozer march overtaking Fern Praire is turned off. The Fern Praire Market is spared the destiny of another soulless strip mall. Thankfully, these significant indirect impacts, never identified, considered or mitigated, are moot.

Camas relied on your EIS for its SEPA compliance. Our EIS comments shed light of how Camas' use is deficient for the granulation required at the city level. Beyond these direct impacts, what about the required indirect impact analysis?

The Nevin property involved 160 acres of "bait and switch" before the Camas community.

Eighteen days after the County's draft EIS was published for comment, Camas' preferred land use map showed the Nevin property designated rural land outside Camas' city limits. It was in the country with the majority of its street frontage on land used for ag uses. Camas' county effort for the UGA expansion was hidden from Camas' more stringent public participation requirements. We were one who was never informed. You have righted this wrong.

Alan Peters, Camas' Community Development Director, told Camas' Planning Commission Tuesday something needed for your record. Once the Nevin property was within the UGA, the city must start planning for the urban services needed to serve 1,200 homes. He mentioned three roads as needing upgrading. One was Crown Road. Some discussion of Crown Road issues follows.

Our overall point continues that no one knew the answers to these questions. There was no consideration of the actual combined traffic impact from the likely induced growth. The County's SEPA document actually suggested the opposite: the Nevin property was part of an Alternative 3 that on the county-scale reduced traffic. Thankfully you saw through this.

Mr. Peters inferred in his preface to this Council's final public hearing that development would somehow stop at the Nevin's property. He further suggested, at the last minute, that Camas would not annex the Nevin property until a TDR program was in place. These words have no legal basis and make no irrevocable commitment. Four votes on the Camas City Council and any commitment goes poof. These words are not a substitute for the robust direct and indirect impact analysis required to support the proposed UGA expansion itself.

Given the owner's new rights identified by Camas' Community Development Director, TDRs are not a reason to place the Nevin property in a UGA. If a future TDR program is up and running, and legally enforceable, perhaps the question can be revisited on a regional scale. Until then it is vaporware.

Let's hope Camas by then will have an approved plan that follows the GMA by focused growth downtown as part of the emerging HWY14 urban corridor.

In sum, your staff correctly noted the Nevin property is not needed for future growth at this time. It is the wrong place for a number of reasons, including wild land fire risk sadly demonstrated by the recent destruction in Spokane.

Thankfully your action avoids the dark future discussed in our DEIS comments. On behalf of our kid's better future as was asked on the sign, Camas can now move towards plan worthy of its Earth Day heritage.

Respectfully,

Randal Friedman`

Land Use Policy

Camas Earth Day Society
http://www.camasearthdaysociety.com

(360) 606-0219



DEIS Comment Camas Alternative 3

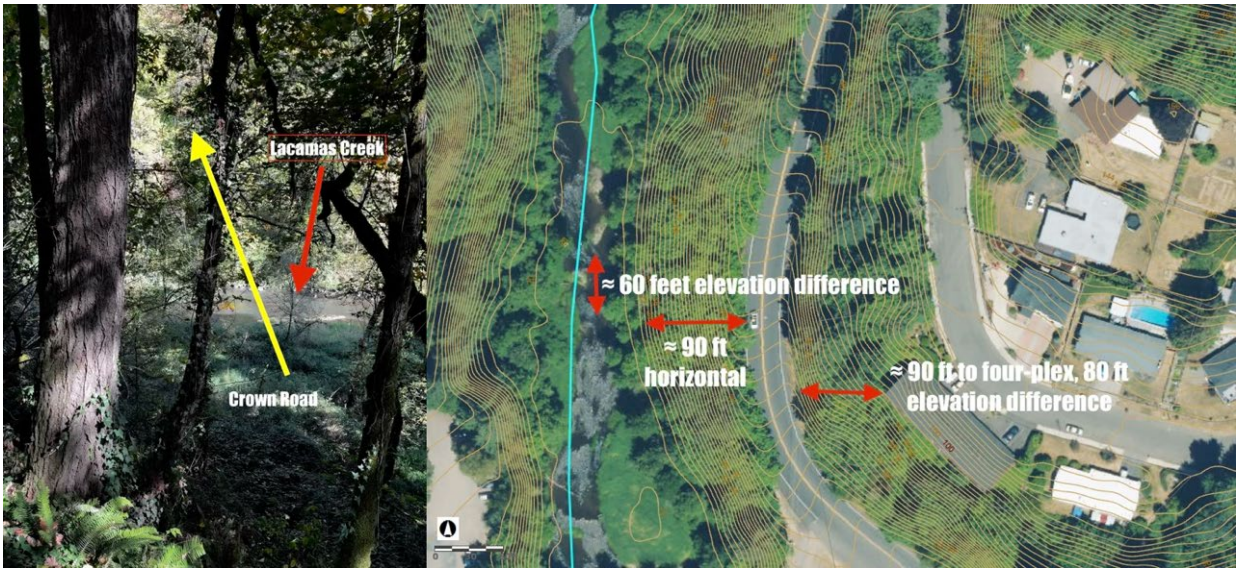
online.flippingbook.com

Final Draft: The Mill District Plan
online.flippingbook.com

ISSUES ARISING FROM INCREASING THE TRAFFIC CAPACITY OF CROWN ROAD

Crown Road is the County's responsibility. Is the county expected to make necessary upgrades to support the development made possible by approval of Camas' request? What about Crown Road's long-term maintenance? Would other jurisdictions involved expect the county to pony up?

Consider what would be involved in creating this capacity. One thousand feet of lower Crown Road is wedged between a slope supporting homes and Lacamas Creek. There is around 90 horizontal feet from the western edge of the pavement to the creek with an elevation drop of 60 feet. The second photo shows encroachment on an existing four-plex above Crown Road.



The road must include needed bicycle and walking connections to 3rd where a future shuttle service might stop. What's the required width to serve the complete future traffic created by Camas' request including indirect impacts? Will Crown Road need four lanes? Will Lacamas Creek be impacted, e.g. put in a concrete channel? The engineers in Los Angeles made the Los Angeles River a filming location for dystopian movies through the use of concrete. Let's not

aspire to that.

Development marches on regardless of obstacles like Camas' namesake creek.

Will there be stability issues with the upslope homes?

Did you discuss the money needed for your share of this expensive proposition?

While none of this could be considered by a countywide EIS, thankfully the answers are now moot.

Thank you Clark County Council.